



MEMORANDUM
COMMUNITY DEVELOPMENT RESOURCE AGENCY
PLANNING SERVICES DIVISION
County of Placer

TO: Honorable Board of Supervisors **DATE:** December 13, 2022
FROM: David W. Kwong, Community Development Resource Agency Director
BY: Kara Conklin, Assistant Planner
SUBJECT: Brake Brothers General Plan Amendment and Minor Use Permit Modification
Categorical Exemption (PLN22-00428)

ACTIONS REQUESTED

1. Conduct a Public Hearing to consider the following:
 - a. Find the project Categorical Exempt in accordance with Sections 15301(a) and 15303(c) of the California Environmental Quality Act Guidelines and Sections 18.36.030(A) and 18.36.050(C) of the Placer County Environmental Review Ordinance (Class 1 – Existing Facilities, and Class 3 – New Construction or Conversion of Small Structures).
 - b. Adopt a Resolution to amend the Sheridan Community Plan to allow vehicle repair and maintenance as an allowed use within portions of the Town Center Commercial (-TC) Zone District as shown in the Community Plan Amendment, included as Exhibit 1 to the Resolution.
 - c. Approve a Minor Use Permit Modification to allow a 790 square foot brake shop to operate within an existing commercial structure located at 5710 Sheridan Lincoln Boulevard in Sheridan.

BACKGROUND

The applicant, Aziz Shehadeh, requests approval of a Community Plan Amendment to the Sheridan Community Plan and a Minor Use Permit (MUP) Modification (PLN18-00028/PLN22-00428) to allow for a 790 square foot brake shop to operate within an existing commercial structure located at 5710 Sheridan Lincoln Boulevard in Sheridan. The applicant is requesting a Community Plan Amendment to add Vehicle Repair and Maintenance as an allowed use within portions of the Town Center Commercial (-TC) combining zone district in Sheridan.

PUBLIC NOTICES AND REFERRAL FOR COMMENTS

Public notices were mailed to property owners of record within 300 feet or farther of the project site, so as to provide notice to a minimum of 30 properties, and hearing notification posters were posted at conspicuous places on, or adjacent to, the land affected. A public hearing notice was also published in the Sacramento Bee newspaper. Other appropriate agencies, public interest groups, and citizens were sent copies of the public hearing notice including the Sheridan Municipal Advisory Council. Community Development Resource Agency staff including the Engineering and Surveying Division, Environmental Health Division, the Department of Public Works, Building Services Division, Air Pollution Control District, and the Placer County Fire Protection District were transmitted copies of the project plans and application for review and comment. No comments have been received at the time of this report.



Figure 1: Aerial of 5710 Sheridan Lincoln Boulevard.

SITE CHARACTERISTICS

The subject property, Assessor's Parcel Number 019-191-021-000, comprises 0.31 acres, is zoned C2-TC (General Commercial, combining Town Center Commercial), and is located at 5710 Sheridan Lincoln Boulevard at the northeast corner of Riosa Road and 13th Street/Sheridan Lincoln Boulevard in Sheridan. Access to the site is provided off Riosa Road at the eastern edge of the site, and off 13th Street at the northwest corner of the parcel. The site is developed with an existing 3,663 square foot commercial building that includes an 871 square foot coffee shop, Perky Peacock, located in the southwest corner of the building, and one apartment on the east side of the building. The proposed brake shop would occupy 790 square feet in the northwest portion of the building. The subject parcel is a flag lot, with nine parking spaces (including one handicap) and has minimal vegetation and landscaping. The Sheridan Post Office is located northwest of the parcel and the Placer County Fire Department Station 78 and Sheridan Market are located adjacent to the site on the east.

EXISTING LAND USE AND ZONING

Location	Zoning	Sheridan Community Plan Land Use Designation	Existing Conditions and Improvements
Site	C2-TC (General Commercial, combining Town Center Commercial)	General Commercial	Developed – existing commercial and residential building
North	C2-TC (General Commercial, combining Town Center Commercial)	General Commercial	Developed – existing Post Office
South	C2-TC (General Commercial, combining Town Center Commercial)	General Commercial	Developed – Single Family Residence
East	C1-UP-Dc (Neighborhood Commercial, combining Use Permit, combining Design Scenic Corridor)	General Commercial	Developed – fire station and retail / commercial
West	IN-AG-Dc (Industrial, combining Agriculture, combining Design Scenic Corridor)	Industrial	Public roadway and railroad

SHERIDAN COMMUNITY PLAN

On January 6, 2015, the Board of Supervisors (Board) adopted the Sheridan Community Plan, which shapes present and future development in the Sheridan community. General Commercial (C2) land use within the Plan area is concentrated along 13th Street and allows for retail, restaurants, offices, service commercial uses, medical offices, and childcare facilities.

The -TC district is a combining district which allows modification of the underlying general district regulations including both permitted use types and development standards. The -TC district is intended to be applied in circumstances where the desired mix of uses cannot be achieved with standard commercial zoning. Within Sheridan, for example, the -TC combining district allows detached residential units which are not allowed in the C2 zoning district and does not allow several types of commercial uses. The disallowed land uses are contained in Table 3.6.2.1-2 of the Community Plan (Figure 2 below).

The intent of applying the -TC combining district to 13th Street was to maintain a small-town character while encouraging infill development in the townsite. The plan eliminated several inappropriate commercial uses along 13th Street and limited drive-thrus and gas stations only to parcels at the corner of Riosa Road and 13th Street. Vehicle repair and maintenance is not an allowed service use within the -TC combining district.

The applicant has requested to amend the Sheridan Community Plan to allow vehicle repair and maintenance as an allowed use at the corner of Riosa Road and 13th Street by adding an asterisk (*) next to that Service Use in Table 3.6.2 1-2 of the Community Plan (Figure 2 below) and adding vehicle repair and maintenance to Figure 4.2.3.6 (Figure 3 below). These proposed changes to the

community plan would apply to four parcels as shown on Figure 3, where gas station/drive-through facilities are currently allowed (APNs 019-191-013-000, 019-191-021-000, 019-191-022-000, and 019-211-001-000).

Table 3.6.2.1-2 Town Center Commercial Combining District Disallowed Land Uses	
Use Type	
Manufacturing and Processing	
Recycling Collection Stations	
Recreation, Education and Public Assembly Uses	
Golf Driving Ranges	
Outdoor Commercial Recreation	
Residential Uses	
Mobile Home Parks	
Retail Trade	
Auto, Mobile Home, Vehicle and Parts Sales	
Building Material Stores	
Drive-in and Drive Thru Sales *	
Service Uses	
Construction/Contractors	
Repair and Maintenance – Vehicle	
Service Stations *	
Storage, Mini-Storage Facilities	
Storage Yards and Sales Lots	
Storage of Petroleum Products for On-Site Use	
Transient Lodging	
Recreational Vehicle Parks	
Transportation and Communications	
Heliports	
Vehicle Storage	

**Allowed only at the corner of Riosa Road and 13th Street.
See Section 4.2.3 for more information.*

Figure 2: Town Center Commercial disallowed land uses.

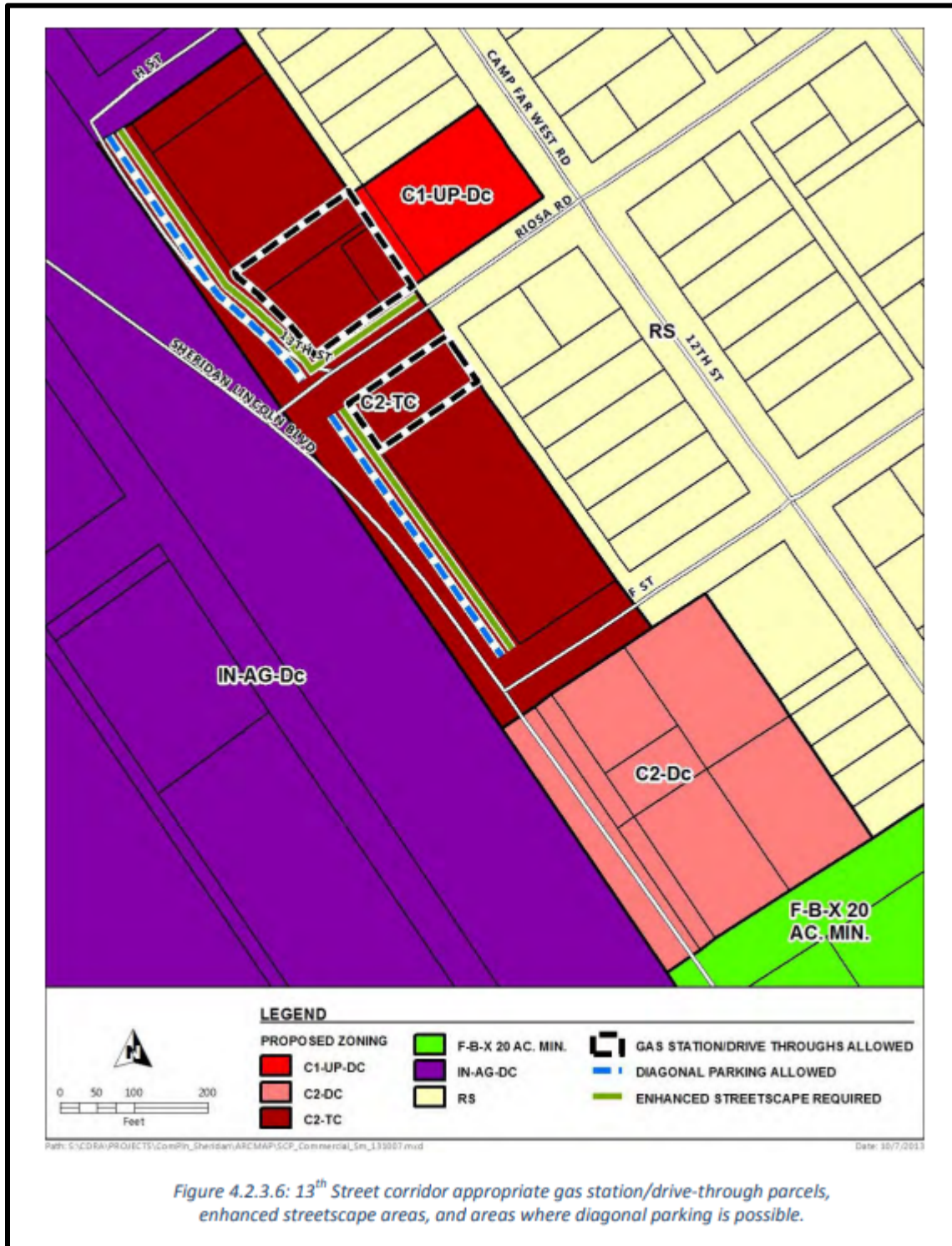


Figure 3: Community Plan Figure 4.2.3.6 showing the north and southwest corners of Riosa Road and 13th Street and their allowed uses.

On March 7, 2018, the Zoning Administrator approved an MUP (PLN18-00028) to allow for the operation of a restaurant (coffee shop) in the vacant commercial building at 5710 Sheridan Lincoln Boulevard that was being renovated for commercial and residential use. One other proposed commercial use for the building included boat accessory sales and service but that tenant later decided against locating at the property. At the time the use permit was approved, the building had been vacant for many years and had been a neighborhood nuisance with reports of trespassing, vandalism, and building code violations. The property owner completed a renovation of the site, including new roofing, new mechanicals and remodeling of the building interiors and exterior work including new windows, doors, painting and alterations to the parking lot to accommodate parking requirements. The applicant completed a Design Review to ensure that the exterior design met the intent of the 13th Street Corridor Design Guidelines within the Sheridan Community Plan.

PROJECT DESCRIPTION

The applicant, Aziz Shehadeh, requests approval of a Community Plan Amendment to the Sheridan Community Plan and MUP Modification (PLN18-00028/PLN22-00428) to allow a 790 square foot brake shop to operate within an existing commercial structure located at 5710 Sheridan Lincoln Boulevard in Sheridan. The applicant, who would be leasing space in the building, is asking for a Community Plan Amendment to allow Vehicle Repair and Maintenance as an allowed use within portions of the Town Center Commercial (-TC) zone district.

The proposed brake shop would operate weekdays, Monday through Friday from 7:00 a.m. to 5:00 p.m. and would be closed on the weekends, though the use permit would not preclude weekend hours. The applicant expects to have two employees with approximately three to four customers per day and between 15 and 20 customers per week.

ANALYSIS

General Plan/Community Plan Consistency

The proposed project is consistent with the Placer County General Plan and the Sheridan Community Plan goals and policies in that the proposed brake shop will provide a service to the Sheridan community and is located along the 13th Street commercial corridor in an area suitable for the proposed use. The proposed project would fill the formerly dilapidated building and utilizes the existing infrastructure of the Sheridan Town Center Commercial zone. The Sheridan Community Plan section 4.2.3 in reference to the -TC District along the 13th Street corridor states, "There is limited demand for new commercial space in Sheridan allowing other types of uses is imperative to infill and redevelop 13th Street."

Neighborhood Compatibility

The current building is suitable for commercial and service uses and is compatible with the surrounding area that includes retail, a restaurant, service and residential uses. The site is located along the 13th Street commercial corridor and will not impose on the existing uses of the area – in fact, the restaurant and market nearby would benefit from patrons using their facilities while waiting for their brake services to be complete. Currently, drive-thru and service stations are already allowed uses on this site and others at the 13th Street/Riosa Road corridor and the proposed use for vehicle repair and maintenance is similar to those uses.

Zoning Compliance

The subject property is located in the C2-TC (General Commercial, combining Town Center Commercial) zoning district. As described in the Placer County Zoning Ordinance

Section 17.22.010, the purpose of the C2 zone is “intended to provide areas for the continued use, enhancement, and new development of retail, personal service, entertainment, office and other related commercial uses that will attract patrons from all areas of the community and region.” Repair and maintenance of vehicles is an allowed use within the base C2 zone district with the approval of an MUP. However, in Sheridan, that use was not permitted within the -TC combining district.

Parking

There are currently nine parking spaces located on site. Parking requirements in the original MUP (PLN18-00028) required 18 parking spaces for the commercial building – nine for the coffee shop and nine for the then-proposed boat sales and service business. The requirement for the repair and maintenance of vehicles is one space per 300 square feet of floor area (Placer County Zoning Ordinance 17.54.060(B)(7)). Therefore, three parking spaces are required for the 790 square foot brake shop. This puts the new parking requirement at 12 spaces for the building. Though the applicant does not anticipate keeping customer cars on site overnight, there will be garage parking for two cars. An additional two parking spaces can be utilized on the north side of the building.

SHERIDAN MUNICIPAL ADVISORY COUNCIL

On November 9, 2022, the project was presented at the Sheridan Municipal Advisory Council (MAC) as an action item. After a staff presentation, there was conversation regarding parking in the immediate area, including along the gravel area near the railroad tracks along the west side of 13th Street. Staff mentioned that there was a heavy discussion between the Department of Public Works, Engineering and Surveying, and Planning, and that ultimately, although parking is encouraged along 13th Street within the Sheridan Community Plan, improvements must be made to accommodate that, including paving and striping for diagonal parking spaces. Staff has included as part of the modified, recommended Conditions of Approval, that should parking become an issue within the commercial center, the applicant will be required to work with the County to resolve the issue.

The Sheridan MAC voted to recommend to the Planning Commission and to the Board to approve the project as presented (3-0) with two members absent.

PLACER COUNTY PLANNING COMMISSION

At its November 10, 2022 hearing, the Planning Commission received a staff presentation of the project. One written public comment was received prior to the Planning Commission hearing, and the issues raised included a decrease in property values, not a benefit to the neighborhood, and there is another auto repair shop down the road on 13th Street.

After the public comment period was closed, the Planning Commission considered the public testimony. Items of discussion by the Planning Commissioners included: the clarification on the definition of “service station” – if it includes oil and brake service stations or just means gas stations. Staff explained that within the Sheridan Community Plan, service stations strictly mean gas stations and that oil and brake service stations would fall under the vehicle maintenance and repair use.

After discussion, the Planning Commission took action to recommend that the BOS approve the Brake Bros. project as proposed (5-0), with two Planning Commissioners absent.

RECOMMENDATION

Staff forwards the Planning Commission's November 10, 2022 recommendation to the Board for approval of the Brake Brothers project and requests the Board take the following actions:

1. Find that the proposed project is categorically exempt from environmental review pursuant to Sections 15301(a) and 15303(c) of the California Environmental Quality Act Guidelines and Sections 18.36.030(A) and 18.36.050(C) of the Placer County Environmental Review Ordinance (Class 1 – Existing Facilities and Class 3 – New Construction or Conversion of Small Structures). This proposed project is exempt under Class 1 because it involves negligible or no expansion of the existing or former use and involves only minor alterations. The proposed project is exempt under Class 3 because it involves a conversion of an existing small structure to another use, with only minor modifications.
2. Adopt a Resolution to amend the Sheridan Community Plan Table 3.6.2.1-2 Town Center Commercial Combining District Disallowed Land Uses and Figure 4.2.3.6 as shown in Attachment B to this report and supported by the finding set forth below:
 - A. The proposed amendment is consistent with the objectives, policies, guidelines, general land uses and programs otherwise specified in the Sheridan Community Plan and State Law and supports and enhances the general health, safety and welfare of the residents of the County.
3. Approve the MUP Modification (PLN18-00028/PLN22-00428) to allow a 790 square foot brake shop to operate within an existing commercial structure located at 5710 Sheridan Lincoln Boulevard in Sheridan, subject to the attached recommended Modified Conditions of Approval (Attachment C) and supported by the following findings:
 - A. The proposed brake shop (repair and maintenance of vehicles) is consistent with all applicable provisions of the Placer County Code, Chapter 17 and any applicable provisions of other chapters of this code.
 - B. The proposed vehicle repair and maintenance use is consistent with the applicable policies and requirements of the Sheridan Community Plan and Placer County General Plan since the proposed use will provide a beneficial service to the Sheridan community. Placer County General Plan Goal 1.D. states a preference for “promot[ing] development of commercial uses to meet the present and future needs of Placer County residents and visitors and maintain[ing] economic vitality.” Additionally, General Plan Policy 1.D.5. requires the County to encourage existing and new downtowns/village centers to provide a variety of goods and services, both public and private. As the Sheridan Community Plan notes, there is limited demand for new commercial space in Sheridan and allowing other types of uses is imperative to infill and redevelop 13th Street.
 - C. The proposed project will not be detrimental to the health, safety, peace, comfort or general welfare of people residing or working in the neighborhood of the proposed use, nor will it be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the County because the use is consistent with previous operations of the existing commercial building, the use is normally allowed in general commercial zones, and the use would provide a variety of commercial uses in the Town Center.
 - D. The operation of the project is consistent with the character of the immediate neighborhood and will not be contrary to its orderly development.
 - E. The proposed Brake Brothers brake shop will not generate a volume of traffic beyond the design capacity of all roads providing access to the site and parking on-site is adequate.

ENVIRONMENTAL IMPACT

The proposed action is categorically exempt from environmental review pursuant to Section 15301(a) (Existing Facilities) and 15303(c) (New Construction and Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines and Section 18.36.030 (Class 1 – Existing Facilities and Section 18.36.050 (Class 3 – New Construction or Conversion of Small Structures) of the Placer County Environmental Review Ordinance. The Board is responsible for approving Community Plan Amendments based on the Planning Commission's recommendation.

FISCAL IMPACT

The actions requested with this item have no fiscal impact.

ATTACHMENTS

Attachment A: Site Plan

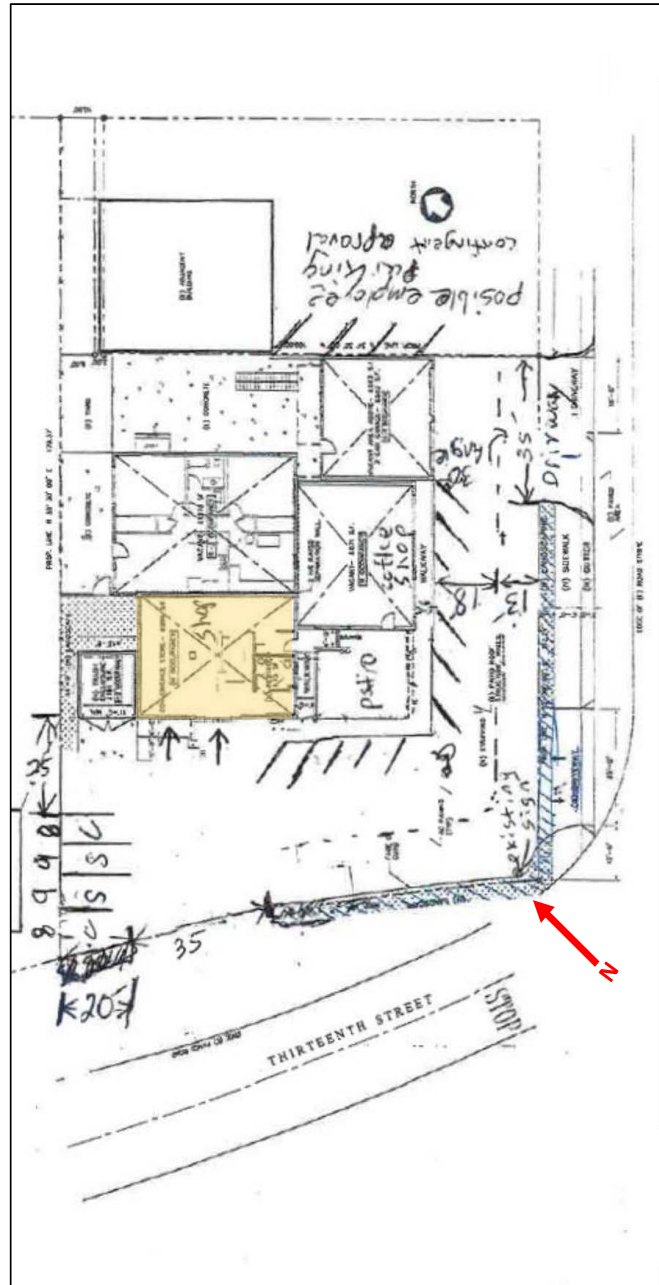
Attachment B: Proposed Resolution for Sheridan Community Plan Amendment
Exhibit 1 – Community Plan Amendments

Attachment C: Recommended Modified Conditions of Approval

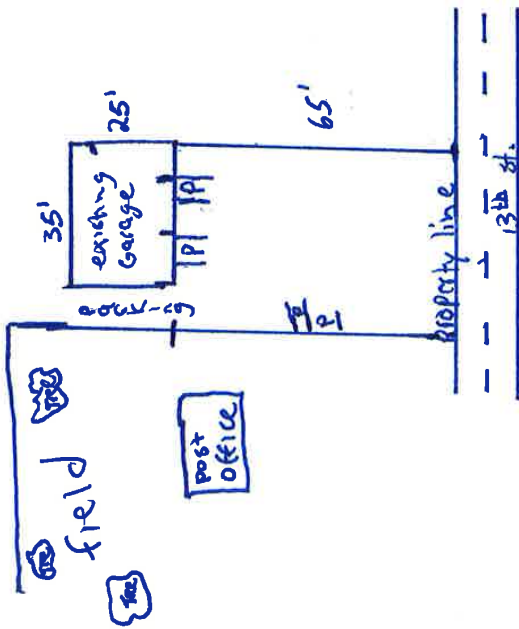
Attachment D: Correspondence

ATTACHMENT A

Site Plan



65' 200'
43'



ATTACHMENT B

Before the Board of Supervisors County of Placer, State of California

In the matter of:

A RESOLUTION AMENDING THE
SHERIDAN COMMUNITY PLAN
RELATED TO ASSESSOR'S PARCEL NUMBERS
019-191-013-000, 019-191-021-000,
019-191-022-000, and 019-211-001-000

Resolution No.: _____

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at
a regular meeting held December 13, 2022, by the following vote:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chair, Board of Supervisors

Attest:

Clerk of said Board

WHEREAS, the proposed Brake Brothers project, which consists of a 790-square-foot brake shop located at 5710 Sheridan Lincoln Boulevard in Sheridan, includes an amendment to the Sheridan Community Plan to amend the uses disallowed within the Town Center Commercial combining district (-TC); and

WHEREAS, on November 10, 2022, the Planning Commission held a public hearing pursuant to Placer County Code Chapter 17, Article 17.60, Section 17.60.140 to consider the Brake Brothers project including the proposed amendment to the Sheridan Community Plan to change the Town Center Commercial Combining District Disallowed Land Uses Table 3.6.2.1-2 to add an asterisk (*) next to the "Repair and Maintenance – vehicle" land use and change Figure 4.2.3.6 to include "vehicle repair and maintenance" as an allowed use on four parcels located at the northeast and

southwest corners of Riosa Road and 13th Street, and the Planning Commission has made a recommendation to the Board related thereto; and

WHEREAS, notice of a public hearing was given in compliance with Placer County Code Chapter 17, Article 17.60, Section 17.60.140, and on December 13, 2022, the Board held the duly noticed public hearing pursuant to Placer County Code Chapter 17, Article 17.60, Section 17.60.090(D) to consider the recommendations of the Planning Commission and to receive public input regarding the proposed amendment to the Sheridan Community Plan; and

WHEREAS, the Board has reviewed the Brake Brothers project and the proposed amendment to the Sheridan Community Plan, considered the recommendations of the Planning Commission, received and considered the written and oral comments submitted by the public thereon, and has found the proposed project is categorically exempt from environmental review pursuant to Sections 15301(a) and 15303(c) of the California Environmental Quality Act Guidelines and Sections 18.36.030(A) and 18.36.050(C) of the Placer County Environmental Review Ordinance (Class 1 – Existing Facilities, and Class 3 – New Construction or Conversion of Small Structures); and

WHEREAS, the Board finds the proposed amendment to the Sheridan Community Plan is in compliance with the applicable requirements of State law and is consistent with the Sheridan Community Plan, including but not limited to the following:

- Land Use Goal 3.1.1. Create a balanced land use pattern with an appropriate mix of uses to help accommodate resident employment, service and social needs.
- Land Use Goal 3.1.5. Take full advantage of Sheridan's existing infrastructure.
- Land Use Goal 3.1.7. Support the development of mixed-use commercial, office, and live/work spaces along 13th Street.
- Land Use Policy 3.2.2. Encourage infill projects that are contiguous to existing development and that allows for cost-effective, orderly growth that is compatible with existing and potential future development.
- Land Use Policy 3.2.11. Establish guidelines and standards specifically for 13th Street to allow for a mix of residential, commercial, professional office, and live/work uses.

WHEREAS, the Board finds that the proposed amendment will serve to protect and enhance the health, safety and general welfare of the residents of the Sheridan Community Plan area and the county as a whole; and

WHEREAS, notice of all hearings required by statute and ordinance has been given and all hearings have been held as required by County ordinance and State law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS, COUNTY OF PLACER, STATE OF CALIFORNIA that the Sheridan Community Plan is hereby amended to change Town Center Commercial Combining District Disallowed Land Uses Table 3.6.2.1-2 to add an asterisk (*) next to the "Repair and Maintenance – vehicle" land use and Figure 4.2.3.6 is amended to show "vehicle repair and maintenance" as an allowed use on four parcels located at the northeast and southeast corners of Riosa Road and 13th Street, and that Exhibit 1, attached hereto and incorporated herein by reference, is hereby adopted.

NOW, BE IT FURTHER RESOLVED that this Resolution shall take force and become effective immediately.

Exhibit 1: Community Plan Amendments

EXHIBIT 1

SECTION 1: Sheridan Community Plan Land Use Chapter 3 is amended as follows:

Table 3.6.2.1-2
Town Center Commercial Combining District
Disallowed Land Uses

Use Type
Manufacturing and Processing
Recycling Collection Stations
Recreation, Education and Public Assembly Uses
Golf Driving Ranges
Outdoor Commercial Recreation
Residential Uses
Mobile Home Parks
Retail Trade
Auto, Mobile Home, Vehicle and Parts Sales
Building Material Stores
Drive-in and Drive Thru Sales *
Service Uses
Construction/Contractors
Repair and Maintenance – Vehicle*
Service Stations *
Storage, Mini-Storage Facilities
Storage Yards and Sales Lots
Storage of Petroleum Products for On-Site Use
Transient Lodging
Recreational Vehicle Parks
Transportation and Communications
Heliports
Vehicle Storage

**Allowed only at the corner of Riosa Road and 13th Street.
See Section 4.2.3 for more information.*

SECTION 2 Sheridan Community Plan Land Use Chapter 4 is amended as follows:



~~Figure 4.2.3.6: 13th Street corridor appropriate gas station/drive-through parcels, enhanced streetscape areas, and areas where diagonal parking is possible.~~

Figure 4.2.3.6: 13th Street corridor appropriate gas station/drive-through and vehicle repair and maintenance parcels, enhanced streetscape areas, and areas where diagonal parking is possible.

ATTACHMENT C
COMMUNITY DEVELOPMENT RESOURCE AGENCY
PLANNING DIVISION

DRAFT CONDITIONS OF APPROVAL
(PLN18-00028/PLN22-00428)

RUSKAUFF MINOR USE PERMIT / BRAKE BROTHERS COMMUNITY PLAN AMENDMENT AND MINOR USE PERMIT MODIFICATION

1. Approval of the Minor Use Permit (PLN18-00028) allows for the operation of an 871 +/- square foot restaurant in an existing commercial structure located on a .3095-acre property at 5710 Sheridan Lincoln Boulevard. The site is located at the northeast corner of Riosa Road/13th Street/Sheridan Lincoln Boulevard in Sheridan. (PLN)

On December 13, 2022, the Board of Supervisors adopted a Community Plan Amendment to the Sheridan Community Plan to allow Vehicle Repair and Maintenance on the project site and approved a Minor Use Permit Modification to modify conditions relating to the operation of a brake shop within existing commercial building. Conditions 1, 4, 5, 14, 15, 20, 33, and 34 of the Minor Use Permit were modified and Conditions 27, 28, 29, 30, 31, 32, and 35 were added.

2. The project is subject to review and approval by the Placer County Design/Site Review Committee (D/SRC). Such a review shall include but not be limited to: architectural colors, materials and textures of the structure; landscaping; irrigation; signs; exterior lighting; pedestrian and vehicular circulation; fences and walls; entry features; etc. (PLN)
3. A building permit shall be obtained from the Placer County Building Department prior to any building construction on site. (PLN)
4. LED motion security lighting is allowed. All such lighting shall be shielded or designed to focus the lighting to the ground or onto the existing **building** building thereby limiting the escape of light off site. No lighting is permitted on top of structures. (PLN)
5. Parking shall be in accordance with the parking standards described in the Zoning Ordinance (Section 17.54.060) and the Sheridan Community Plan's Town Center Commercial regulations. An additional three parking spaces are required with the brake shop use for a total of twelve parking spaces on-site. The two parking bays within the brake shop will be utilized as parking spaces. (PLN)
6. Prior to approval of a Building Permit for the restaurant/public swimming pool, contact Environmental Health Services, pay required fees, and apply for a plan check. Submit to Environmental Health Services, for review and approval, complete construction plans and specifications as specified by the Division. (EH)
7. Contact Environmental Health Services, pay required fees, and obtain a permit to operate a food establishment prior to opening for business. All food handling operations shall comply with the requirements of Placer County Code and California Uniform Retail Food Code. (EH)
8. The dumpster location and enclosure shall be reviewed and approved by the Development Review Committee and Recology. Access to the enclosure shall not be impacted or blocked by parking spaces. (EH)

9. Submit to the Environmental Health Services a "will-serve" letter from the franchised refuse collector for weekly or more frequent refuse collection service. (EH)
10. All aspects of the project shall connect to public sewer through Placer County Utilities. (EH)
11. All aspects of the project shall connect to treated domestic water supply Placer County Utilities. (EH)
12. If at any time during the course of executing the proposed project, evidence of soil and/or groundwater contamination with hazardous material is encountered, the applicant shall immediately stop the project and contact Environmental Health Services Hazardous Materials Section. The project shall remain stopped until there is resolution of the contamination problem to the satisfaction of Environmental Health Services and to Central Valley Regional Water Quality Control Board. A note to this effect shall be added to the Improvement Plans where applicable. (EH)
13. "Hazardous materials" as defined in Health and Safety Code Division 20, Chapter 6.95 shall not be allowed on any premises in regulated quantities (55 gallons, 200 cubic feet, 500 pounds) without notification to Environmental Health Services. A property owner/occupant who handles or stores regulated quantities of hazardous materials shall comply with the following within 30 days of commencing operations:
 - A. Operator must complete an electronic submittal to California Environmental Reporting System (CERS) and pay required permit fees.
 - B. If the business will generate hazardous waste from routine operations, obtain an EPA ID number from the Department of Toxic Substances Control (DTSC).

Note: If the business owner/operator is unsure of what constitutes a hazardous material or waste, please contact Environmental Health Services for assistance at 530-745-2300. (EH)
14. Prior to Building Permit issuance, the applicant shall construct a permanent physical barrier (i.e. raised landscape median, fence, etc.) along the 13th Street/Sheridan Lincoln Boulevard and Riosa Road frontages and outside of the existing right-of-way to prevent vehicles from entering/exiting the site from any point outside of the driveway encroachments, to the satisfaction of ESD. The driveway encroachments shall conform to standards shown in Plate 116 and be placed furthest away from the intersection of 13th Street/Sheridan Lincoln Boulevard and Riosa Road.

Within 90 days of approved entitlement, additional permanent physical barriers will be installed along the northwest property boundary along the 13th Street frontage to restrict the existing driveway encroachment to a maximum of 35-feet wide. (ESD)

15. Prior to the issuance of a Building Permit, the applicant shall submit a scaled and dimensioned drawing of the proposed frontage barrier and onsite parking lot stalls / vehicle circulation areas and any existing or proposed right-of-way/MPE dedications to the satisfaction of the ESD. The drawing shall demonstrate compliance with the Zoning Ordinance standards identified below, including ADA parking requirements.

Within 60 days of approved entitlement, the applicant shall provide a scaled and dimensioned drawing of the additional proposed frontage barrier. (ESD)

16. The property shall accommodate all incoming traffic so vehicles are not queuing within any public right-of-way. (ESD)

17. All parking shall conform to all Zoning Ordinance standards (Ref. Chapter 17, Article 17.54, Placer County Zoning Ordinance), which include but are not limited to:
- A. All on-site parking and circulation areas shall be a minimum asphaltic concrete or Portland cement surface capable of supporting anticipated vehicle loadings. It is recommended that the pavement structural section be designed in accordance with recommendations of a soils/pavement analysis and should not be less than 2 inch
 - B. Asphalt Concrete (AC) over 4 inch Class 2 Aggregate Base (AB) or the equivalent. (ESD)
 - C. All parking spaces, ramps, frontage improvements (existing and required) and access ways shall meet current California Building Code accessibility standards. (ESD)
 - D. Parking and circulation shall be designed so vehicles only enter the right-of-way in a forward facing direction. (ESD)
 - E. The first parking space adjacent to 13th Street/Sheridan Lincoln Boulevard and Riosa Road shall be a minimum of forty (40) feet of travel from the edge of travelled way. (ESD)
18. Prior to Building Permit Certificate of Occupancy, the applicant shall install parking lot striping for the required number of parking stalls (including ADA stalls) on the site to the satisfaction of the ESD. (ESD)
19. No structures shall be located within the public right-of-way. The site plan shall show the location of any entrance structure/monument proposed by the applicant for the review and approval by the Development Review Committee. Any entrance structure/monument proposed shall be located such that there is no interference with driver sight distance as determined by the Engineering and Surveying Division, and shall not be located within the right-of-way or Multi-Purpose Easement. (ESD)
- Any entrance monument or structure erected within the front setback on any lot, within certain zone districts, shall not exceed 3 feet in height (Ref. Chapter 17, Article 17.54.030, Placer County Zoning Ordinance). (ESD)
20. Vehicle/equipment wash and equipment/accessory washing/steam areas shall be designed to be self-contained and/or covered and equipped with a clarifier or other pretreatment facility. All repair/maintenance bays shall be protected (i.e., indoors, covered, etc.) to prevent run-on and/or runoff of stormwater from contacting the process area. All washwater, leaks, and spills shall be captured by a drainage system and drains shall be connected to a sump for collection and disposal. Direct connection of a vehicle/equipment wash area or repair/maintenance bay to the storm drain system is prohibited. The applicant/permittees shall properly connect to a sanitary sewer via an external grease or sand/oil interceptor and contact the Department of Public Works and Facilities or other applicable sewer agency to obtain an Industrial Waste Discharge Permit, if required. If so, said permit shall be provided to the Engineering and Surveying Division prior to Building Permit issuance. If connection to sanitary sewer is not available, the method of discharge shall be subject to review and approval by Placer County. (ESD)
21. Prior to Building Permit issuance, provide the ESD with a letter from the appropriate fire protection district(s) describing conditions under which service will be provided to this project specifically addressing the parking lot circulation. (ESD)

AIR QUALITY

22. The demolition or remodeling of any structure may be subject to the National Emission Standard for Hazardous Air Pollutants (NESHAPS) for Asbestos. This may require that a structure to be demolished be inspected for the presence of asbestos by a certified asbestos inspector and that all asbestos materials are removed prior to demolition.

For more information, call the California Air Resources Board at (916) 916) 322-6036 or the US. EPA at (415) 947-8704. (Calif.Code Regulations, Title 22):

<http://www.ciwmb.ca.gov/Regulations/Title14/ch35.htm> Code of Federal Regulations, Title 40:

<http://www.ncdot.org/doh/preconstruct/ps/word/SP2R10.doc> (WORD doc).

23. Stationary sources or processes (e.g., certain types of engines, boilers, heaters, etc.) associated with this project shall be required to obtain an Authority to Construct (ATC) permit from the PCAPCD prior to the construction of these sources. In general, the following types of sources shall be required to obtain a permit: 1). Any engine greater than 50 brake horsepower, 2). Any boiler that produces heat in excess of 1,000,000 Btu per hour, or 3) Any equipment or process which discharges 2 pounds per day or more of pollutants. Note that equipment associated with residential structures containing no more than 1 to 4 residential units are exempt from this requirement. Developers/contractors should contact the PCAPCD prior to construction for additional information. (APCD Rule 501 and the California Health & Safety Code, Section 39013).
24. For those projects which include stationary sources (e.g., gasoline dispensing facility, auto painting, dry cleaning, large HVAC units, etc.), the applicant shall obtain an Authority to Construct (ATC) permit prior to the issuance of a Certificate of Occupancy. NOTE: A third party detailed Health Risk Assessment may be required as a part of the permitting process.
25. To limit the quantity of volatile organic compounds in architectural coatings supplied, sold, offered for sale, applied, solicited for application, or manufactured for use within Placer County, all projects must comply with PCAPCD Rule 218. (APCD Rule 218)

MISCELLANEOUS CONDITIONS

26. Any fencing and/or entrance structure proposed by the applicant shall be reviewed and approved by the DRC, shown on the project Improvement Plans, and shall be located such that there is no interference with the driver sight distance as determined by the Engineering and Surveying Division, and shall not be located within the right-of-way.

Any fencing and/or entrance monument or structure erected within the front setback on any lot, within certain zone districts, shall not exceed 3' in height (Ref. Chapter 17, Article 17.54.030, Placer County Zoning Ordinance). (PLN/ESD)

27. The project shall comply with the Placer County Code sound level standards. In the event the County receives a noise complaint substantiated by a decibel meter reading by Code Compliance or the Sheriff's Office to be a violation, the applicant shall bring the project into compliance. (PLN)
28. The project shall be operated in a manner that does not create a public or private nuisance. Nor shall the use adversely affect the peace, health, safety, moral or welfare of persons residing or working in the surrounding area or be detrimental to public health, safety or general welfare. Any such nuisance shall be abated immediately upon notice by the County. (PLN)
29. The circulation / access ways shall be kept free and clear at all times. Vehicle repairs and inspections shall be performed indoors within the service bays. No outdoor repair is permitted. (PLN)

30. All customer, employee, and service vehicle parking must be accommodated on site. The property owner/and or tenants shall make appropriate adjustments, as necessary, and directed by Placer County, to adjust its operations so that parking demand is adequately provided onsite. If adequate parking is not available on site, the applicant shall provide proof of a reciprocal parking agreement with nearby property owners or undertake other measures such as improvements required to provide on-street parking, to the satisfaction of Placer County. (ESD)
31. No outdoor storage is allowed or permitted. (PLN)
32. Storage or parking of boats, trailers, recreational vehicles, campers, or inoperable vehicles is not allowed within the project site.
33. The applicant shall, upon written request of the County, defend, indemnify, and hold harmless the County of Placer, the County Board of Supervisors, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorney's fees awarded by a certain development project known as the Ruskauff Minor Use Permit (PLN18-00028)/Brake Brothers Community Plan Amendment and Minor Use Permit Modification (PLN22-00428). The applicant shall, upon written request of the County, pay for, or, at the County's option, reimburse the County for all costs for preparation of an administrative record required for any such action, including the costs of transcription, County staff time, and duplication. The County shall retain the right to elect to appear in and defend any such action on its own behalf regardless of any tender under this provision. This indemnification obligation is intended to include, but not be limited to, actions brought by third parties to invalidate any determination made by the County under the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for the Project or any decisions made by the County relating to the approval of the Project. Upon request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provision of this condition. (PLN)
34. ~~This Minor Use Permit is valid for 24 months and shall expire on **March 15, 2020** unless exercised by a Certificate of Occupancy for the restaurant space. (PLN)~~
35. This Minor Use Permit Modification (PLN22-00428) is valid for 36 months and shall expire on **December 13, 2025**, unless exercised by the completion of conditions listed above. (PLN / ESD)

ATTACHMENT D

RECEIVED
NOV 08 2022
CDRA - Planning

Nov. 3, 2022
019-191-016-000
Zenith & C. Dudley Jones
5787 Camp Far West Rd.
P.O. Box 86
Sheridan, CA 95681

Dear Planning Commission,
Re: BRAKE BROTHERS
General plan amendment/minor use modification
(pln 22-00428)
Categorical exemption
amendment to Sheridan Community Plan

Dear Sirs & Madams,

As a long time resident of Sheridan, of 28 years, living on the same block as the existing structure proposed to become the new Brake Shop. We both would prefer there be NO change to the existing community plan. Also, there is already a mechanic shop a block away from this location on the same Sheridan/Lincoln Blvd. I'm sure we aren't the only home owners/residents in Sheridan that would prefer our little town not become a "mechanics world". The existing community plan that called for businesses with "live over" shops seems a much more desirable, more marketable, scenario for all of us. Not to mention the way another mechanic shop would bring down our already depressed home values. ~~We~~ think it's just too close to the other pre-existing shop and not a business that would benefit our neighborhood in the way that it would improve our home values. Please consider those of us living here, not just those wanting to change our hometown.
Thank you, The Jones'

